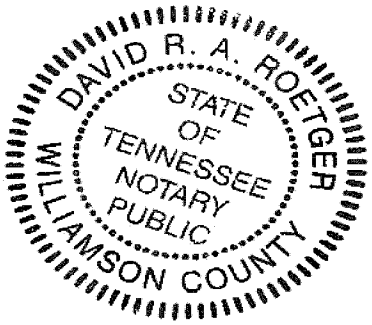
Karen Johnson Davidson County
Batch# 917155 DEEDWARR
09/15/2022 02:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,868.50
20220915-0103156

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$505,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 14TH DAY OF SEPTEMBER, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-21-25

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2129

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Michael L. Saucier and Gloria A. Saucier 519 Pleasant Street Nolensville, TN 37135	Mike & Gloria Saucier 38055 Buxton Common Fremont, CA 94536	188 10 0C 130.00

For and in consideration of the sum of Five Hundred Five Thousand And 0/100 ($505,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

JARED DEGRAAUW, A SINGLE MAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

MICHAEL L. SAUCIER AND GLORIA A. SAUCIER, HUSBAND AND WIFE,

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Final Plat of Carothers Crossing, Phase 3, Section 1 of record in Instrument Number 20170523-0051054, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jared P. deGraauw from Regent Homes, LLC, a Tennessee Limited Liability Company, dated July 8, 2019, and recorded July 7,2019 of record in instrument No. 20190709-0066892 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 519 Pleasant Street, Nolensville, TN 37135.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR JARED DEGRAAUW, A SINGLE MAN to MICHAEL L. SAUCIER AND GLORIA A. SAUCIER, HUSBAND AND WIFE, FOR THE TRANSFER OF PROPERTY LOCATED AT 519 PLEASANT STREET, NOLENSVILLE, TN 37135.]

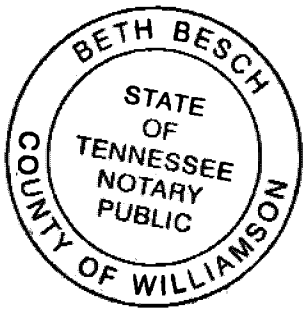
Witness our/my hand on the 14th day of September, 2022.

Jared deGraauw

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, , with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this .



Notary Public
My Commission Expires: 3-17-2024

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized Custodian of the original version, of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated to law on 9.14.2022 (date of document).

Affiant Signature

9.14.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 14th day of September, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25